

**NORTH BAY REDEVELOPMENT
PROJECT AREA COMMITTEE
Amended Minutes of Meeting
April 7, 2010**

The meeting was called to order at 7:36 AM by Chair Christopher Clifford. Proceedings ensued as follows:

1. ROLL CALL / PRELIMINARY MATTERS

Members present: Jeff Barfield, Chris Clifford, Sam Duran, Robert Durgan, Patricia Garcia (late), Robert Kanters, James Lester, Clifford Myers, Dale Pursel, Jason Rattray, Keith Rhodes (late), Christine Robinson, Andre Simpson, Kurt Sullivan, and Dorothy Surdi.

2. MINUTES OF PREVIOUS MEETINGS

Mr. Dale Pursel moved, Duran seconded, to approve the December 2, 2009 PAC minutes. The PAC voted 11-0-1. Mr. Sullivan abstained.

3. COMMUNICATIONS AND PUBLIC COMMENT

A. Public Comment

- Chris Clifford discussed the recent Reader articles that made serious allegations against Board Member Mannino. The article prompted inquiries from community members concerning the status of the North Bay PAC membership.
- Bob Kanters invited members to attend the Taste of Morena scheduled for May 25th and the Linda Vista Fair on April 24th.

B. Update from City Staff

- The Storefront Improvement Program has been approved by the Agency.
- The 5 Points Washington Street Median will be redesigned with hardscaping since there is no funding for the maintenance of a landscaped design. There should be cost savings associated with the redesign.
- Staff is working on funding public improvements such as missing sidewalks, ADA ramps, etc. Staff asked that the PAC help create the list of missing improvements in the area.
- Staff thanked PAC members that completed their Form 700s on time.
- Staff announced that several PAC members are required to complete Ethics Training. Members that are required to complete Ethics Training have been notified by email from Agency Secretary Jeanette Santos. Ethics Training is required every two years.
- An updated budget was handed out.

4. INFORMATIONAL/ACTION ITEMS

- A - Five Points Mural Project – John Hargreaves from the Uptown Partnership (UP) discussed the Five Points Mural Project. UP has an opportunity to work with the Museum of Contemporary Art (MOCA) to display a public art piece at the intersection of I-5 and Washington Avenue. MOCA has identified Shepard Fairey as the local artist to design and install the mural. The mural will be painted on the north side of the underpass. UP is identifying a funding source to pay for the maintenance. John Hargreaves presented artwork previously commissioned by Shepard Fairey. A discussion ensued. PAC members discussed the approval process for mural selection, maintenance costs, and possible art concepts that

would enhance the area. One theme involved promoting commerce with space available for advertisement, while providing lighting under the overpass. Members are not interested in a political themed mural. Uptown discussed the possibility of establishing a MAD district to assist with funding the maintenance and agreed to bring the art rendering back to the PAC for approval. Members also discussed the other pedestrian improvements being proposed for the area. Members would like to see community organizations and other interested parties provide some funding for these projects, as the Agency cannot be the only source. Robinson moved, Surdi seconded a motion to recommend an amount not to exceed \$40,000 for the installation of the Five Points mural project with the following conditions: 1) The North Bay PAC has content approval of the artwork including future changes, 2) the artwork will not be installed until a maintenance district has been approved, 3) that a maintenance budget be established that includes upkeep of the area surrounding the artwork, and 4) lighting be included under the overpass. A discussion ensued. Mr. Kanter called the question. The motion passed 14-0-0.

B - Analysis of a Proposed Redevelopment Plan Amendment to Extend Eminent Domain Authority for 12 Years – Sam Johnson presented the history and process of amending the Redevelopment Plan to extend the use of eminent domain in the Project Area. The amendment would extend the Agency's authority to use eminent domain for an additional 12 years. To date eminent domain has not been used by the Agency in North Bay. North Bay has been successful in acquiring land by using "friendly condemnation." In order to extend the eminent domain authority, the Agency will need to hire consultants to conduct a blight study and an environmental impact study. The blight study findings will determine if findings can be made to extend eminent domain authority. A discussion commenced. The Chair emphasized that a final recommendation for the plan amendment won't take place for at least several months. Staff is asking for a recommendation to perform the necessary studies to determine if extending the eminent domain authority is feasible. Staff and the PAC discussed the process and potential timeline for the plan amendment. Mr. Kanter moved, Pursel seconded to recommend that staff expend up to \$250,000 for the studies required to extend eminent domain authority with the right to stop the studies at any time and to have the consultant come in June to discuss the blight study. The motion passed 14-0-0.

C - Brown Act Training – Deputy City Attorney Kendal Berkley provided an overview of the Brown Act.

5. COMMITTEE REPORTS

Rosecrans Corridor Study – There was no report given.

Uptown Community Plan Update – Jeff Barfield gave an update on the status of the Uptown Community Plan community meetings. The meetings have focused on the existing conditions of the neighborhood and determining the community vision for the plan.

6. ADJOURNMENT: The meeting was adjourned at 9:35 AM

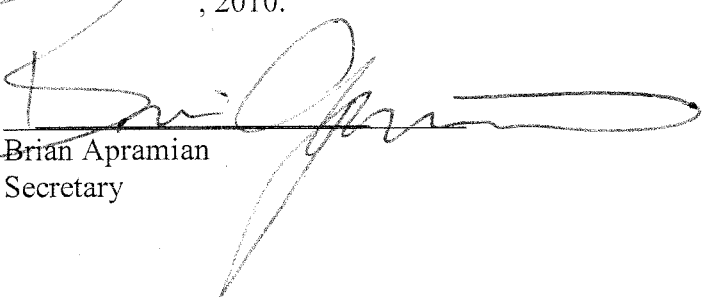
Dated: April 7, 2010

Lydia Goularte-Ruiz, Assistant Project Manager

Approved by vote of the Committee on _____, 2010.



Christopher Clifford
Chair



Brian Apramian
Secretary